144.A	0003	0168.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	471,800	/	471,800
USE VALUE:	471,800	/	471,800
ASSESSED:	471,800	/	471,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
168		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #: 168

Owner 1:	VUJINIC DUNJA
Owner 2:	MILLER ERIK
Owner 3:	
Street 1:	168 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RAGY AMR & WORLE MARA L -
Owner 2:	-
Street 1:	168 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Vinyl Exterior and 1158 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	468,300	3,500		471,800
Total Card	0.000	468,300	3,500		471,800
Total Parcel	0.000	468,300	3,500		471,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.43 | /Parcel: 407.43

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 314504

GIS Ref

GIS Ref

Insp Date 08/16/18

!15969!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.A-0003-0168.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	468,300	3500	.		471,800		Year end	12/23/2021
2021	102	FV	454,900	3500	.		458,400		Year End Roll	12/10/2020
2020	102	FV	448,300	3500	.		451,800	451,800	Year End Roll	12/18/2019
2019	102	FV	477,700	3500	.		481,200	481,200	Year End Roll	1/3/2019
2018	102	FV	505,000	3500	.		508,500	508,500	Year End Roll	12/20/2017
2017	102	FV	460,600	3500	.		464,100	464,100	Year End Roll	1/3/2017
2016	102	FV	361,900	3500	.		365,400	365,400	Year End	1/4/2016
2015	102	FV	334,500	3500	.		338,000	338,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:41:41

LAST REV

Date	Time
08/16/18	16:53:47
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 15969

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAGY AMR & WORL	70313-196		11/30/2017		505,000	No	No		
MICHELSON CYNTH	60126-291		9/28/2012		368,500	No	No		

USER DEFINED

Prior Id # 1:	94025
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2017	1601	Inter Fi	9,200	C				
6/14/2017	681	Re-Roof	3,627	C				
11/15/2013	1690	Manual	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Left Notice	DGM	D Mann
8/16/2018	Measured	DGM	D Mann
2/20/2018	SQ Returned	EMK	Ellen K
5/13/2014	External Ins	PC	PHIL C
2/3/2014	Info Fm Prmt	EMK	Ellen K
5/14/2013	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7299																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	407.551
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678680
Depreciation:	210391
Depreciated Total:	468289

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	509.44
Special Features:	0	Val/Su Net:	404.40
Final Total:	468300	Val/Su SzAd	404.40

SKETCH

UnSketched SubAreas:
GLA: 1158,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,158	407.550	471,944

Net Sketched Area:	1,158			Total:	471,944
Size Ad	1158	Gross Area	1158	FinArea	1158

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.A-0003-0168.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X11	A	AV	1940	26.36	T	40	102			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:	Total: 3,500

IMAGE

AssessPro Patriot Properties, Inc